

On Wednesday, April 5, 2017, at 6:00 p.m. the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Whaley called the meeting to order.

INVOCATION

Commissioner Shaw gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Whaley led the public in the Pledge of Allegiance.

ROLL CALL

Roll call was taken and Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw were present. The Acting Clerk of Commission, Mr. Kery T. Gray, and the Acting City Manager, Mr. Joe Parlette, were also present.

APPROVAL OF MINUTES

Commissioner Mims made the motion to approve the minutes from the March 29, 2017, meeting.

Commissioner Williams seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

Communication #21210

State of Ohio, Department of Liquor Control – Permit Application D5, D6 Permit #95684220001-Jerry White, 2404 E. Third Street, Dayton, Ohio 45403.

The Clerk of Commission reported receipt of Permit application D5, D6 Permit #95684220001- Jerry White, 2404 E. Third Street, Dayton, Ohio 45403. The application was referred through the City for investigation.

SPECIAL AWARDS/PRESENTATIONS

There were no awards or presentations.

ADDITIONS OR DELETIONS TO THE CALENDAR

The Acting Clerk of Commission, Mr. Kery Gray, requested the addition of Resolution No. 6244-17- Objecting to Issuance of a Liquor Permit to Eazy’s Old School Café.

REPORTS:

A. Purchase Orders, Price Agreements and Contracts:

(All contracts are valid until delivery is complete or through December 31st of the current year).

1. Purchase Orders:

CENTRAL SERVICES

A1. CCG Systems, Inc. (annual software maintenance and support services through 12-31-19) **\$44,863.93**

CITY MANAGER’S OFFICE

B1. F and S Supply and Furniture LLC dba FBS Corporate Solutions (office furniture as needed through 12-31-17) **41,000.00**

FIRE

C1. Middletown Ford, Inc. (one Ford F-150 supercab truck) **22,530.00**

POLICE

D1. Montgomery County Sheriff’s Office (prisoner housing fees as needed through 12-31-20) **342,000.00**

PUBLIC WORKS

E1. Crown Personnel Service, Inc. (temporary staffing services as needed through 12-31-18) **447,000.00**

1. (Cont'd)

RECREATION & YOUTH SERVICES

F1. Century Equipment, Inc. (nine gasoline powered golf carts)	\$40,122.00
F2. Mid Ohio Golf Car, Inc. (nine gasoline powered golf carts)	40,500.00

WATER

G1. Applied Industrial Technologies (bearings, belts, sprockets and related items as needed through 12-31-19)	135,000.00
G2. Corrpro Companies, Inc. (water storage tank preventative maintenance program including cathodic protection light replacement and related services)	10,900.00
-Depts. of Central Services, Fire, Police, Public Works, Recreation & Youth Services, Water and The City Manager's Office.	Total: \$1,123,915.93

2. **Miami Valley Blue Umpires Association – Service Agreement** – to provide league sanctioned, professional umpire services for City sponsored and affiliated youth and adult softball and youth baseball games – Dept. of Recreation & Youth Services. **\$30,000.00**

C. Revenue to the City:

3. **City of Riverside – Other** – to continue uninterrupted service for access to the City of Dayton's incident based reporting – Dept. of Police. **\$17,610.00**
(Thru 3/31/18)

CITIZENS' COMMENTS ON CALENDAR ITEMS

There were no citizens registered to speak on calendar items.

DISCUSSION OF CALENDAR ITEMS

There was no discussion of calendar items.

APPROVAL OF CITY MANAGER'S RECOMMENDATIONS

Commissioner Williams made the motion to approve the City Manager's Reports. Commissioner Mims seconded the motion. The City Manager's Reports were approved with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw.

LEGISLATION

EMERGENCY RESOLUTIONS – FIRST AND SECOND READING

Emergency Resolution No. 6242-17 - Authorizing the City Manager to Accept Four (4) Grant Awards From the U.S. Department of Housing and Urban Development ("HUD") for a Total Amount of Two Million Eight Hundred Fifty-Four Thousand Four Hundred Fifty-One Dollars and Zero Cents (\$2,854,451.00) on Behalf of the City of Dayton, and Declaring an Emergency.

Commissioner Joseph moved that this being an emergency measure for the immediate consideration of the Resolution. Commissioner Shaw seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw. The question being shall Emergency Resolution No. 6242-17 be adopted. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw. The Emergency Resolution was adopted.

Emergency Resolution No. 6243-17 - Authorizing the Submission of the 2016-2020 Regional Fair Housing Action Plan to the U.S. Department of Housing and Urban Development, and Declaring an Emergency.

Commissioner Mims moved that this being an emergency measure for the immediate consideration of the Resolution. Commissioner Williams seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw. The question being shall Emergency Resolution No. 6243-17 be adopted. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw. The Emergency Resolution was adopted.

RESOLUTION – SECOND READING

Resolution No. 6241-17- Establishing an Urban Agriculture Grant Program for Urban Gardeners to Support Storm Water Best Management Practices.

The question being shall Resolution No. 6241-17 be adopted. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw. The Resolution was adopted.

THIS ITEM WAS ADDED

EMERGENCY RESOLUTION – FIRST AND SECOND READING

Emergency Resolution No. 6244-17 – Objecting to the Issuance of Liquor Permit # 2434335, Eazy’s Old School Café, 2331 West Third Street, Dayton, Ohio 45417, and Declaring an Emergency.

Commissioner Shaw moved that this being an emergency measure for the immediate consideration of the Emergency Resolution. Commissioner Joseph seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw. The question being shall Emergency Resolution No. 6244-17 be adopted. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Williams, Joseph, Mims and Shaw. The Emergency Resolution was adopted.

BOARD APPOINTMENTS

Commissioner Joseph made the motion to appoint Tom Richie, Sr. to the Civil Service Board for a term ending December 31, 2022. Commissioner Shaw seconded the motion. The motion was unanimously approved.

Commissioner Williams made the motion to appoint Petey Peterson to the Human Relations Council Board for a term ending August 31, 2019. Commissioner Mims seconded the motion. The motion was unanimously approved.

CITIZENS’ COMMENTS

Citizens’ comments were received from the following:

1. **Ms. Kortney Jeter, 600 Kammer Ave.** – spoke about the Greater Dayton Regional Transit Authority (GDRTA) pole installation in the Westwood community.
2. **Ms. Diane Page, 600 Kammer Ave.** – spoke about the Greater Dayton Regional Transit Authority (GDRTA) pole installation in the Westwood community.

COMMENTS BY THE CITY MANAGER

The Acting City Manager, Mr. Joe Parlette, had no closing comments.

COMMENTS BY THE CLERK OF COMMISSION

The Acting Clerk of Commission, Mr. Kery T. Gray, had no closing comments.

COMMENTS BY CITY COMMISSION

Commissioner Williams

Commissioner Williams thanked speakers who spoke about the installation of Greater Dayton Regional Transit Authority (GDRTA) poles and asked Mr. Joe Parlette for an update.

Mr. Parlette said the City Manager, Ms. Shelley Dickstein, met with GDRTA leadership and Mr. Keith Steeber, Chief Engineer, to discuss options and to coordinate better communication between citizens and GDRTA.

Mr. Parlette said there is a meeting planned with the City of Dayton, GDRTA and citizens of the Westwood community.

Commissioner Williams asked for a moment of silence for the passing of Mr. Michael V. Haley, former Dayton Public High School teacher and coach.

Commissioner Williams highlighted his attendance and the work of Commissioner Mims at the 2017 Jack and Jill Beautillion.

Commissioner Mims

Commissioner Mims highlighted his participation at the 2017 Jack and Jill Beautillion.

Commissioner Shaw

Commissioner Shaw congratulated Commissioner Mims on the 2017 Jack and Jill Beautillion. He highlighted his attendance at the Bethel Missionary Baptist Church's 125th Anniversary and his attendance at the Victims of Crime event.

Commissioner Joseph

Commissioner Joseph congratulated Commissioner Mims on the 2017 Jack and Jill Beautillion.

Commissioner Joseph highlighted his attendance at the installation service of the University of Dayton's new president Dr. Eric Spina.

Mayor Whaley

Mayor Whaley congratulated and welcomed the University of Dayton's new president Dr. Eric Spina and his wife Karen.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:23 p.m.

Mayor Nan Whaley

Attest: _____
Acting Clerk of Commission

WORK SESSION

A copy of prepared materials has been recorded as Communication and Petition Numbers number 21211, dated April 5, 2017.

The Dayton City Commission met in a Work Session on Wednesday, April 5, 2017, at 4:42 p.m., preceding the regularly scheduled City Commission meeting. The Work Session was held in the City Manager's Large Conference Room, located in City Hall. Mayor Nan Whaley and Commissioners Matt Joseph, Jeffrey J. Mims, Jr., and Christopher Shaw were present. Mr. Kery Gray, Director of the City Commission Office, was also present. Ms. Shelley Dickstein, City Manager, Ms. Tammi Clements and Mr. Joe Parlette, Deputy City Managers, Mr. Ford Weber, Director of the Office Of Economic Development, Mr. Aaron Sorrell, Director of the Department of Planning and Community Development, and Mr., Steve Budd, President of CityWide Development Corporation, were the presenters for the Development Update.

Mayor Whaley spoke about Mr. Rucker, a citizen who brought in a photograph of the Arcade from 1976. He said he was glad to hear it was being reactivated.

Ms. Dickstein introduced the topic of the Development Update and introduced Ford Weber.

OFFICE OF ECONOMIC DEVELOPMENT

Mr. Weber asked his staff to stand to be recognized. He reported Office of Economic Development (ED) staff had held 110 formal and informal pre-development meetings in 2016 and had held 34 so far in 2017. The focus for 2017 will be pre-development meetings because of the many projects are underway. He reported businesses continue to indicate a challenge in finding workers who have the needed skills for their businesses to expand.

Mr. Weber reported staff has participated in StartUp activities, to encourage entrepreneurship, and co-working events, where individuals find opportunities to work together. Staff is also participating in networking events sponsored by the Dayton Business Journal and other organizations.

Mr. Weber reported the ED staff works to help businesses who are growing the economy. The City's Development Fund in 2016 leveraged private dollars to public dollars 42:1 and helped to create 817 new jobs. He noted ED only records Development Fund activity after the City Commission has approved the investment, so there is no Q1 2017 activity.

Mr. Weber reported the City is supporting \$600,000 in Montgomery County Economic Development/General Equity grant (ED/GE) applications, which would create 95 new jobs. He continues to see confidence in the Dayton market or job growth opportunities.

Mr. Weber reported the Dayton Economic Attraction Program (DEAP) has seven companies involved, who will receive grants based on the level of new earnings tax paid. Staff is implementing a United State Environmental Protection Agency (USEPA) Brownfields grant and is meeting with a group of neighborhood association presidents and will be meeting with individual neighborhood associations.

Mr. Weber noted developers are using a variety of funding sources of projects. The Delco Lofts and its resident Lock 27 restaurant is using historic tax credits and Property Assessed Clean Energy (PACE) Special Improvement District funds and historic tax credits as part of its financing.

Mr. Weber reported ED staff is working hard to respond to requests for all the projects being planned or are underway. They have issued 1700 building permits year-to-date with a value of \$19 million (an individual project will have multiple different permits) and 19 zoning permits. They continue to have construction meetings for major projects to ensure good communication.

Commissioner Shaw asked when the Dayton Children's Hospital would be completed. Mr. Scott Adams, Building Inspection Division Manager, said occupancy begins in Q2 2017 and the project would be completed in 2018.

Mr. Weber noted a number of projects underway or in the pipeline, including: STP Products Manufacturing Company, Home Avenue/Wright Brothers Hangar, CODE Credit Union, Dayton Children's Hospital, 210 Wayne Avenue/Weustoff & Getz, DELCO, McCalls, Radio Road, Royal Oak Recycling, and Angstrom Materials. He reported STP has hundreds of employees working on-site currently. He reported occupancy at 210 Wayne Avenue would begin in Q3 2017.

Mayor Whaley noted Angstrom would begin using the name Global Graphene Group and is a cutting edge high growth company occupying a new building this month. She also asked about the Royal Oak project.

Mr. Weber said Royal Oak Recycling is primarily a paper recycling operation and would be occupying the former Morton salt Building on Mound Street.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT (PCD)

Mr. Sorrell reported the West Dayton Development Strategy is moving ahead and the first Advisory Committee meeting was held. Planning also continues in the Carillon/Edgemont area with a good level of neighborhood involvement.

Mr. Sorrell reported progress was being made on the North Main Street Corridor plan also with meetings continuing and a special focus on the Santa Clara/Ridge Avenue area. The plan is looking at traffic safety solutions for the area.

Mr. Sorrell said the city was going to be partnering with Five Rivers MetroParks, Miami Conservancy District, Downtown Dayton Partnership, and others on a Riverfront Master Plan to be completed in Q3 2017. That will be followed by site plans for 5 area MetroParks and 3 City parks in Q1 2018. The City will be intensively looking at making the best use of Wolf Creek, which has been underutilized as an amenity in the past.

Mr. Sorrell reported there were three responses to a Request for Proposals (RFP) for the 34 N. Main St. building and staff will be reviewing the proposals. He also noted an RFP for Wright Dunbar housing would be going out. There are 23 lots owned by the City available for housing.

Mr. Sorrell reported HB463 is effective today and the bill equalizes CRA tax credits at 15 years. The DT CRA will be amended first to incorporate these changes because of projects in the pipeline. The West Dayton CRA will be amended next because of housing projects which are planned to occur.

RECREATION & YOUTH SERVICES AND PUBLIC WORKS

Mr. Sorrell reported the Welcome Park Legacy Trail Project as part of the upcoming International Trail Symposium will be built in early May and planning is on track.

Mr. Sorrell reported improvements to Walnut Hills Park are coming soon and bids for the work were very favorable. This project is being funded with Issue 9 proceeds. These improvements, and improvements at Mallory Park, will both be completed by Memorial Day.

Mr. Sorrell reported the Creekside Trail Connector is a project to use elevated railways being abandoned by Norfolk Southern. Approximately 6 miles of railway in downtown and eastern Dayton will be abandoned and the City will seek to acquire it for park uses.

DEMOLITION

Mr. Sorrell reported this year there have been 21 NIP demolitions and 14 City funded demolitions. Demolition bids for the Hewitt Soap factory and the Deeds Avenue site will be coming in shortly.

MEDIATION CENTER

Mr. Sorrell reported the Dayton Mediation Center is working with the Montgomery County Sherriff's Office to design a contracted mediation program focused on the Sherriff's Office.

CITY OF LEARNERS

Mr. Sorrell reported the City's Dayton Corp proposal for AmeriCorps workers has been recommended by Serve Ohio for funding.

Mayor Whaley noted now we must hope the AmeriCorps program will be funded by the Trump Administration and Congress. She noted the staff focus has been to have a competitive proposal and now we have to hope the national program would exist at all.

Mr. Sorrell noted much of PCD's work, including CDBG, Shelter+Care, HOME, AmeriCorps, and other programs could be eliminated by the Trump Administration and Congress.

PRESCHOOL PROMISE

Mr. Sorrell reported 430 4-year olds from Dayton are in the first year pilot project and being taught by 22 service providers. The Citywide rollout is underway and on track for the 2017-18 academic year.

COMMUNITY SEMINARS

Mr. Sorrell reported a program of community seminars are underway, with three conducted already and were well attended. He noted the Huffman neighborhood has been building training they have received recently and are working on a number of items along East Third Street. He also reported 180 people attended a recent Housing Symposium, including a number of members of the Dayton Board of Realtors. This will become an annual event.

COLLABORATIVE WORK

Mr. Weber reported the ED and PCD staffs have been working together on Asset Based Development Strategies and activities related to Manufacturing Day, particularly increasing community and parental involvement.

CITY WIDE DEVELOPMENT CORPORATION

Mr. Budd introduced Brian Highcamp, Karen DeMasi, Steve Nutt, and John Gower, staff members who would be making comments.

WEST DAYTON

Ms. DeMasi reported grants have been submitted for funding of activities in West Dayton; she is concerned about federal budget proposals which might eliminate some of the funding source, making the projects more difficult to fund. She reported a mini-Jobs Center would be opening at DeSota Bass Courts. She reported surveys have been conducted with the area residents to determine needs. A study of housing options is being completed to determine the market for housing in the area.

Ms. DeMasi reported two new businesses were moving to the campus around the new library. Composite Advantage is moving from north Dayton and a reuse for their location in north Dayton has already been determined.

Ms. DeMasi highlighted other projects going in, and noted the Valley Street Gateway is underway and will be completed before the Children's tower is completed

FLATS AT SOUTH PARK

Mr. Budd reported the Flats at South Park first building is underway and the second building will begin in the future. The first building includes 10,000 square feet of commercial space which has some leases under negotiation now, and 43 units of 1 and 2 bedroom market-rate housing units.

There was a discussion of the rental rates, which Mr. Budd estimated at a little lower than Water Street. He explained market rate meant there was no requirement for subsidized units or units held for persons at certain income levels. Financing tools such as CRA tax incentives could still be used.

TECH TOWN

Mr. Nutt said the campus is currently 95 percent leased and a new challenge is a lack of space for interested parties. He said there were very preliminary talks underway about how to increase the available space. He noted the Deloitte move to 11,000 square feet of space in Building 2 and said the local office has a strong technology focus. He reported there is a strong lead on a tenant for about 3,000 square feet in Building 2 and 6,000 square feet in Building 3 had been leased.

Mr. Nutt reported improvements of decorative fencing, lighting, lobby improvements and exterior improvements have occurred at Building 2.

Mr. Nutt said Tech Town is reaching its full vision of serving as an anchor to an Innovation district anchored by it and UD and it is becoming integrated into the neighborhood. They are beginning efforts to have a design feature which conveys "technology" and is developed by trans-disciplinary teams.

DOWNTOWN

Mr. Gower noted The Nine, including the planned Levitt Pavilion and Arcade Innovation Hub are progressing. Levitt will have an August groundbreaking with 70 percent of design completed. The Arcade project is moving towards an early Q3 closing. Mr. Gower said one of his foci in 2017 is expanding these successes to other sites to prepare for future growth and success.

Mr. Gower noted The Nine may be a catalyst for activities in the East Central Business District (CBD) area including Cooper Park, Webster Station, and the Oregon/Patterson Boulevard area.

Mr. Gower noted the Arcade is not only a project, but a catalyst to multiple other projects on the Main Street Corridor to activate as much as 2 million square feet of currently underutilized commercial space.

These successes can catalyze activities in the Southwest Quadrant including Sinclair College to expand vibrancy to a larger area. One area of concern is parking lots which have previously separated Sinclair and downtown from each other.

Commissioner Mims noted previously the perception of crime was a reason cited for a failure of development in downtown Dayton. Recent survey results have shown crime to be less of a concern and now developers are choosing downtown for projects. Mr. Budd said perception of safety used to be a first concern and now the concern is hardly raised. Mr. Nutt reported TechTown has been able to refute stories of crime in the area with correct information.

Mr. Gower noted the fear of crime is often associated with a lack of activity. As activity increases, fear of crime decreases.

Commissioner Shaw noted panhandling is still a real issue. Mayor Whaley and Commissioner Joseph noted this is an issue everywhere, suburbs and exurbs as well as downtown.

Commissioner Williams noted he sees a lot of new members at the YMCA he believes are residents of Water Street and other downtown housing.

Mr. Nutt noted retail and restaurants nearly always follows residents and offices. He is hoping new retail and restaurants will come to the Tech Town area, especially with the opening of Webster Street bridge.

Mr. Budd noted Mudlick and Lock 27 will be opening soon. Mudlick is a restaurant featuring craft beers and Lock 27 is a brewpub. Mr. Gower reminded participants of research showing each downtown resident is equal to the buying power of four downtown workers.

Mayor Whaley thanked everyone for a full discussion with many successes occurring and on the horizon.

The Work Session concluded at 5:50 p.m.